



## Tides on Hollywood Beach

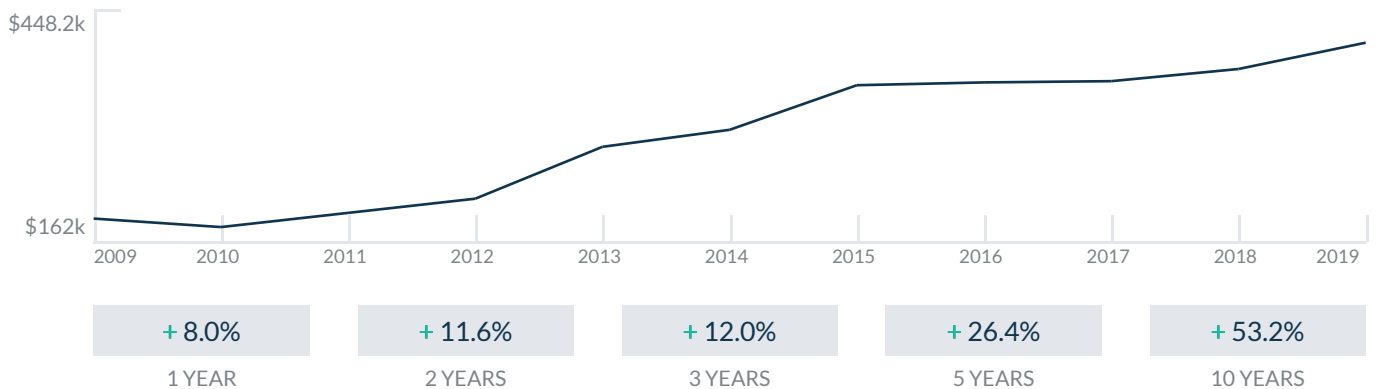
3901 S OCEAN DR  
HOLLYWOOD, FL 33019

Every month we compile this comprehensive market report focus on Tides on Hollywood Beach in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [tidesonhollywoodbeachhollywood.com](http://tidesonhollywoodbeachhollywood.com).

### Property Stats

POSTAL CODE 33019

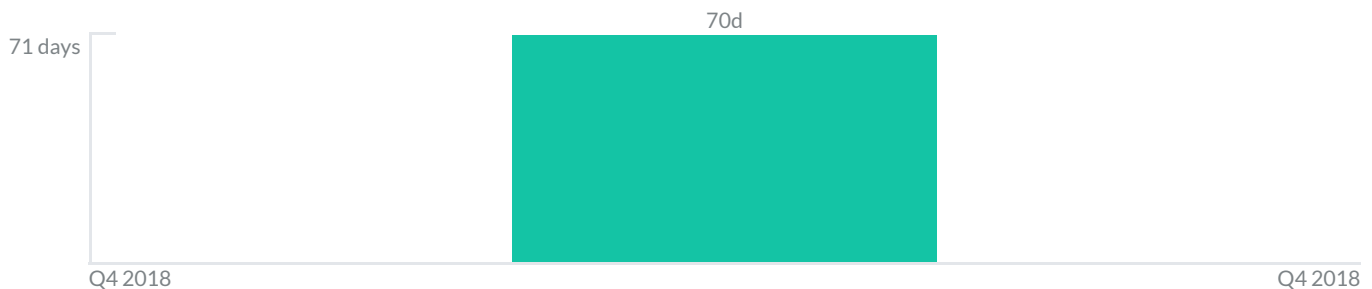
The property stats graph represents the median price evolution since ten years in your postal code area.



### Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



# Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

SCHOOL TYPE	SCHOOL NAME	RATING
ELEMENTARY SCHOOL	Aventura City Of Excellence School	10/10
MIDDLE SCHOOL	Hollywood Academy of Arts and Science Middle School	10/10
HIGH SCHOOL	Palmdale High School	3/10

# Insights

IN TIDES ON HOLLYWOOD BEACH

Below the average listing prices of available unit per property type.

1 BED

**\$355,000**  
AVERAGE PRICE

49 FOR SALE  
32 FOR RENT

2 BEDS

**\$556,000**  
AVERAGE PRICE

17 FOR SALE  
19 FOR RENT

**-0.9% to 3.4%**

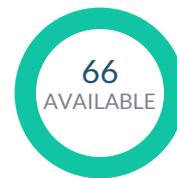
CAP RATE

Yearly net income when rent

**5.9%**

NEGOTIABILITY

What you can negotiate



Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Tides on Hollywood Beach



\$555,000



UNIT 15E

**SOLD** | JAN 2019



\$1,840



UNIT 10L

**RENTED** | FEB 2019



\$1,695



UNIT 4D

**RENTED** | SEP 2018

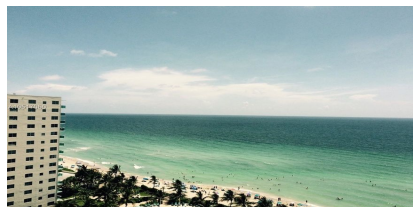


\$1,900



UNIT 6E

**RENTED** | OCT 2018



\$369,500



UNIT 15A

**SOLD** | AUG 2018



\$305,000



UNIT 6Z

**SOLD** | JUL 2015

## Sold

LAST 20 PROPERTIES SOLD IN TIDES ON HOLLYWOOD BEACH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
15A	\$369,500	1/1	\$422.8	874	Oct 2018	70
C-6X	\$409,900	2/1	\$331.6	1,236	Jun 2015	22
8L	\$350,000	1/1	\$327.1	1,070	Feb 2015	13
12Z	\$349,500	1/1	\$388.3	900	Nov 2014	43
PH16W	\$357,500	2/2	\$304.8	1,173	Nov 2014	50
6J	\$314,900	1/1	\$360.3	874	Apr 2014	26
N10N	\$389,900	2/1	\$315.5	1,236	Oct 2013	114
PH16X	\$425,500	2/1	\$333.5	1,276	Jul 2013	70
C6A	\$144,200	1/1	\$165.0	874	Apr 2013	381
11B	\$120,000	1/1	N/A	N/A	Apr 2013	1
3S	\$179,900	1/1	\$228.0	789	Nov 2012	11
12Q	\$199,000	1/1	\$245.1	812	Oct 2012	15
4-Q	\$229,900	1/1	\$270.5	850	Sep 2012	598
9V	\$247,000	2/2	\$210.0	1,176	Jun 2012	9
9C	\$120,000	1/1	N/A	N/A	May 2012	0
N1U	\$104,000	1/1	\$130.0	800	Feb 2012	21
N/A	\$199,000	1/1	\$229.3	868	Jan 2012	307
C-1-G	\$195,750	2/1	\$153.4	1,276	Nov 2011	370
4H	\$149,993	1/1	\$171.6	874	Jul 2011	3
15 F	\$324,000	2/2	\$231.4	1,400	May 2011	20

## Rented

LAST 20 PROPERTIES RENTED IN TIDES ON HOLLYWOOD BEACH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
10L	\$1,840	1/1	\$1.7	1,070	Feb 2019	5
4D	\$1,695	1/1	\$1.9	874	Jan 2019	42
6E	\$1,900	2/2	\$1.4	1,355	Jan 2019	80
10 T	\$1,500	1/1	N/A	N/A	Dec 2013	30
C14Z	\$1,500	1/1	\$1.7	900	May 2013	21
9E	\$1,975	2/2	\$1.5	1,355	Mar 2013	109
5N	\$2,400	2/1	\$1.9	1,236	Feb 2013	226
10M	\$1,600	1/1	\$1.9	850	Apr 2012	22
C2F	\$2,250	2/2	N/A	N/A	Nov 2011	13
12 S	\$1,200	1/1	N/A	N/A	Apr 2011	79
3U	\$1,300	1/1	N/A	N/A	Apr 2011	60
11V	\$1,625	2/2	N/A	N/A	Nov 2010	47
7Q	\$1,200	1/1	\$1.3	900	Aug 2010	58
6G	\$1,650	2/1	\$1.3	1,276	Jul 2010	73
N/A	\$1,600	2/2	N/A	N/A	Jul 2010	124
12O	\$1,700	2/2	N/A	N/A	Jun 2010	31
1J	\$1,350	1/1	N/A	N/A	Jun 2010	17
N/A	\$1,250	1/1	N/A	N/A	Jun 2010	60
15A	\$1,250	1/1	\$1.4	874	May 2010	90
N-7-L	\$1,425	1/1	\$1.3	1,070	May 2010	19

## Currently Listed

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ACTIVE LISTINGS 1/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH16W	\$3,500/mth	2/2	\$3.0	1173	Apr 2015	GUTH,ERIC G...
PH16V	\$429,900	2/2	\$365.6	1176	Aug 2016	VILLALBA,ME...
C-11C	\$385,000	1/1	\$440.5	874	Sep 2016	DE MENDEZ,...
PH16D	\$429,000	1/1	\$490.8	874	Nov 2017	N/A
ph16x	\$520,000	2/1	\$420.7	1236	Nov 2018	N/A
N14S	\$358,900	1/1	\$454.9	789	Apr 2019	N/A
PH16P	\$3,750/mth	2/2	\$3.2	1176	Apr 2018	N/A
C9S	\$349,900	1/1	\$443.5	789	Apr 2018	N/A
PH16G	\$620,000	2/1	\$501.6	1236	Aug 2018	BAHIRI,MOSH...
PH16S	\$330,000	1/1	\$418.3	789	Oct 2018	N/A
PH16Z	\$3,500/mth	1/1	\$4.0	874	Dec 2018	N/A
PH16S	\$2,200/mth	1/1	\$2.8	789	Jan 2019	N/A
PH16W	\$457,500	2/2	\$390.0	1173	Feb 2019	N/A
N11F	\$689,500	2/2	\$587.8	1173	Mar 2019	N/A
N12M	\$424,800	1/1	\$486.0	874	Mar 2019	N/A
1B	\$287,000	1/1	\$328.4	874	Mar 2018	N/A
1A	\$327,000	1/1	\$374.1	874	Jul 2018	CUNNINGHA...
1D	\$329,000	1/1	\$376.4	874	Jul 2018	N/A
1H	\$325,000	1/1	\$371.9	874	Feb 2019	N/A
1H	\$3,000/mth	1/1	\$3.4	874	Feb 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 2/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1D	\$290,000	1/1	\$331.8	874	Apr 2019	N/A
2U	\$349,000	1/1	\$429.8	812	Sep 2016	N/A
2M	\$345,000	1/1	\$394.7	874	Sep 2016	N/A
2V	\$4,500/mth	2/2	\$3.8	1176	Apr 2017	N/A
2V	\$429,000	2/2	\$364.8	1176	Apr 2017	N/A
2F	\$580,000	2/2	\$494.5	1173	Mar 2018	N/A
2J	\$299,000	1/1	\$342.1	874	Jun 2018	N/A
2R	\$349,000	1/1	\$429.8	812	Sep 2018	N/A
2E	\$3,600/mth	2/2	\$2.7	1355	Dec 2018	N/A
2B	\$279,900	1/1	\$320.3	874	Jan 2019	N/A
2S	\$275,000	1/1	\$348.5	789	Jan 2019	N/A
3L	\$2,595/mth	1/1	\$2.4	1070	Feb 2016	TAUB,CHANO...
3Q	\$298,000	1/1	\$367.0	812	Aug 2016	VARGAS,STEV...
3A	\$325,000	1/1	\$371.9	874	Oct 2018	N/A
3G	\$549,900	2/1	\$444.9	1236	Oct 2018	N/A
3C	\$340,000	1/1	\$389.0	874	Jan 2019	N/A
4A	\$315,000	1/1	\$360.4	874	May 2018	ACQUATELLA...
4A	\$1,800/mth	1/1	\$2.1	874	Feb 2019	N/A
4F	\$550,000	2/2	\$468.9	1173	May 2018	N/A
4H	\$359,900	1/1	\$411.8	874	Oct 2018	N/A

## Currently Listed

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ACTIVE LISTINGS 3/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4F	\$4,500/mth	2/2	\$3.8	1173	Feb 2019	N/A
4M	\$424,900	1/1	\$486.2	874	Feb 2019	N/A
5P	\$490,000	2/2	\$416.7	1176	Apr 2015	N/A
5K	\$2,400/mth	1/1	\$2.7	874	Feb 2017	N/A
5L	\$375,000	1/1	\$350.5	1070	Sep 2018	N/A
5S	\$1,850/mth	1/1	\$2.3	789	Feb 2019	N/A
5Q	\$287,000	1/1	\$353.4	812	Feb 2019	N/A
5K	\$2,500/mth	1/1	\$2.9	874	Mar 2019	N/A
6A	\$3,100/mth	1/1	\$3.5	874	Sep 2017	N/A
6Y	\$339,000	1/1	\$387.9	874	Feb 2018	N/A
6Y	\$3,500/mth	1/1	\$4.0	874	Oct 2018	N/A
6F	\$4,500/mth	2/2	\$3.8	1173	Feb 2019	N/A
7X	\$3,500/mth	2/1	\$2.8	1236	Aug 2014	N/A
7O	\$3,550/mth	2/2	\$3.0	1173	Jan 2018	BORDONE,G...
7H	\$395,000	1/1	\$451.9	874	Sep 2018	N/A
7B	\$2,500/mth	1/1	\$2.9	874	Sep 2018	N/A
7E	\$650,000	2/2	\$479.7	1355	Dec 2018	N/A
7J	\$389,000	1/1	\$445.1	874	Feb 2019	N/A
7V	\$439,000	2/2	\$373.3	1176	Mar 2019	N/A
8F	\$670,000	2/2	\$571.2	1173	Aug 2018	BAHIRI,MOSH...



## Currently Listed

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ACTIVE LISTINGS 4/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
8S	\$1,675/mth	1/1	\$2.1	789	Sep 2018	N/A
8H	\$359,900	1/1	\$411.8	874	Oct 2018	N/A
8U	\$1,550/mth	1/1	\$1.9	812	Nov 2018	N/A
8L	\$2,500/mth	1/1	\$2.3	1070	Jan 2019	N/A
8Q	\$299,000	1/1	\$368.2	812	Jan 2019	N/A
8Q	\$1,650/mth	1/1	\$2.0	812	Feb 2019	N/A
9V	\$2,900/mth	2/2	\$2.5	1176	Mar 2015	KATS,PAVEL K...
9Q	\$3,000/mth	1/1	\$3.7	812	Nov 2017	GARCIA,ADIS...
9Y	\$369,000	1/1	\$422.2	874	Jan 2019	N/A
9M	\$421,000	1/1	\$481.7	874	Nov 2017	N/A
9C	\$424,900	1/1	\$486.2	874	Mar 2018	N/A
9M	\$375,000	1/1	\$429.1	874	Feb 2019	N/A
10J	\$2,595/mth	1/1	\$3.0	874	Oct 2015	MOADEL,MIN...
10V	\$5,000/mth	2/2	\$4.3	1176	Dec 2015	N/A
10Q	\$2,500/mth	1/1	\$3.1	812	Mar 2017	N/A
10M	\$3,500/mth	1/1	\$4.0	874	Mar 2018	N/A
10V	\$3,000/mth	2/2	\$2.6	1176	Jan 2019	N/A
10O	\$2,200/mth	2/2	\$1.9	1173	Mar 2019	N/A
10J	\$375,000	1/1	\$429.1	874	Mar 2019	N/A
11Y	\$2,395/mth	1/1	\$2.7	874	Apr 2015	INGA KORNIT...

## Currently Listed

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ACTIVE LISTINGS 5/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
11K	\$2,500/mth	1/1	\$2.9	874	Dec 2015	N/A
11A	\$2,100/mth	1/1	\$2.4	874	Sep 2018	N/A
11A	\$3,300/mth	1/1	\$3.8	874	Oct 2018	N/A
11N	\$560,000	2/2	\$453.1	1236	Nov 2018	N/A
11A	\$330,000	1/1	\$377.6	874	Dec 2018	N/A
11U	\$292,500	1/1	\$360.2	812	Jan 2019	N/A
11U	\$1,950/mth	1/1	\$2.4	812	Jan 2019	N/A
11Q	\$1,595/mth	1/1	\$2.0	812	Mar 2019	N/A
11Y	\$379,000	1/1	\$433.6	874	Mar 2019	N/A
11G	\$615,000	2/1	\$497.6	1236	Mar 2019	N/A
11S	\$310,000	1/1	\$392.9	789	Mar 2019	N/A
12X	\$3,500/mth	2/1	N/A	N/A	Mar 2014	N/A
12E	\$4,200/mth	2/2	\$3.1	1355	Sep 2015	3901 S OCEA...
12Y	\$2,100/mth	1/1	\$2.4	874	Oct 2018	N/A
12S	\$310,000	1/1	\$392.9	789	Jan 2019	N/A
12D	\$2,500/mth	1/1	\$2.9	874	Jan 2019	N/A
12V	\$2,999/mth	2/2	\$2.6	1176	Feb 2019	N/A
12S	\$1,699/mth	1/1	\$2.2	789	Mar 2019	N/A
14B	\$364,500	1/1	\$417.0	874	Oct 2015	A Z PERSONA...
14M	\$425,000	1/1	\$486.3	874	Nov 2017	N/A

## Currently Listed

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ACTIVE LISTINGS 6/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
14S	\$359,900	1/1	\$456.1	789	Jan 2019	N/A
14Z	\$2,595/mth	1/1	\$3.0	874	Jan 2018	A Z PERSONA...
14Z	\$439,900	1/1	\$503.3	874	Mar 2018	N/A
14A	\$357,900	1/1	\$409.5	874	Apr 2018	TORREZ,JOSE
14F	\$3,500/mth	2/2	N/A	N/A	Aug 2018	N/A
14Y	\$399,000	1/1	\$456.5	874	Nov 2018	N/A
14E	\$3,500/mth	2/2	\$2.6	1355	Jan 2019	N/A
14K	\$369,000	1/1	\$422.2	874	Feb 2019	N/A
14M	\$2,200/mth	1/1	\$2.5	874	Feb 2019	N/A
15V	\$2,500/mth	2/2	\$2.0	1236	Mar 2014	N/A
15H	\$429,000	1/1	\$490.8	874	Oct 2017	N/A
15C	\$2,495/mth	1/1	\$2.9	874	Aug 2018	PONARI,CLAU...
15R	\$2,500/mth	1/1	\$3.1	812	Oct 2018	N/A
15N	\$3,200/mth	2/1	\$2.6	1236	Nov 2018	N/A
15G	\$620,000	2/1	\$501.6	1236	Dec 2018	N/A
15G	\$579,900	2/1	\$469.2	1236	Feb 2019	N/A
15C	\$410,000	1/1	\$469.1	874	Feb 2019	N/A